

Fee \$160.00
(Variance)

ZBA1

CITY OF MIDDLETOWN
ZONING BOARD OF APPEALS
MUNICIPAL BUILDING, DEKOVEN DRIVE, MIDDLETOWN, CT 06457

APPLICATION FOR VARIANCE FROM THE MIDDLETOWN ZONING REGULATIONS

DATE 4/15/21

OWNER Linda Rzasz ADDRESS 46 Dorothy Drive, Mdn, CT 06457
APPLICANT Kristen Rzasz ADDRESS 54 Dorothy Drive, Mdn, CT 06457
(if other than owner)

SUBJECT PROPERTY 46 Dorothy Drive, Mdn CT 06457 ZONE RPZ
(Street Address)

OWNER'S DEED REFERENCE: VOL. 1828 PAGE 688 Attach a legal description of the propertyThe undersigned hereby applies for a Variance of Section(s) 21.02

This application relates to: USE AREA X YARDS HEIGHT BUILDING LINE
SIGNS A PROPOSED BUILDING AN EXISTING BUILDING OTHER (Check proper one)

If work constitutes an alteration, conversion or extension to an existing building and/or non-conforming building or use, describe briefly:

We would like to replace existing timber wall and
build a 13' foot wall made of concrete material.

Has any previous application been filed in connection with this property? N/A When?
Is hardship claimed? If so, what is the specific hardship?

NOTICE: The clerk cannot accept an application unless signed, all required information is provided, all required items attached and fee paid. The following must be attached:

(a) A legal description of the subject property; and (b) A survey of the subject property prepared by a Connecticut registered land surveyor with the surveyor's seal and a certification that it is substantially correct to the degree of accuracy shown thereon, showing the boundaries of the subject property, existing and proposed structures and other improvements and all zoning lines pertinent to all boundaries.

Attach additional sheets, if necessary.

A Certification of Grant of Variance with legal description of the property attached must be recorded in the Middletown Land Records at the owner's expense before a variance can be effective.

The undersigned hereby represents that all the above statements and the statements contained in any items attached or submitted herewith are true to the best of my knowledge and belief.

Linda Rzasz
Signature of Owner

[Signature]
Signature of Applicant if other than owner.
State interest in premises (Lessee, etc.)

Telephone No. 860-790-0702Telephone No. 860-790-0703

P2. Ch #635
\$160.00 4/16/21

- ☐ SPECIAL EXCEPTION
☐ ZONING BOARD OF APPEALS
☐ SITE PLAN REVIEW

FILE # ZBA2021-7

Please fill out this application in pen only so we will know who you are, what you are applying to do, and how to contact you. With this basic information we will evaluate your project as it relates to City regulations as quickly as possible. Thank you for your cooperation.

GENERAL INFORMATION ABOUT THE PEOPLE INVOLVED

Date 4/15/21
 Applicant: Linda Rzas Phone # (860) 790-0702
 Address: 46 Dorothy Drive City Middletown State CT Zip 06457
 Email: _____ Cell Phone # () _____
 Agent: Kristen Rzas Phone# (860) 790-0703
 Address: 54 Dorothy Drive City Middletown State CT Zip 06457
 Email: kris86@snet.net Cell Phone # () _____

WHAT ARE YOU APPLYING TO DO? (CHECK ONE OR MORE)

- () Add an addition to a single/two family dwelling to be used for _____
 () Construct a single family dwelling (A-2 survey required)
 () Add an addition to a multi-family or non-residential building to be used for (A-2 survey required) _____ to a
 () Convert an existing building from present use as _____ new use as _____
 () Construct one or more new buildings to be used for (A-2 survey required) _____
 () Subdivide land into building lots (A-2 survey required)
 () Change the text of the Zoning Code or amend the Zoning Map
 () Install a sign
 () Start a Residential Unit Business Pursuit
 (X) Application for Zoning Board of Appeals
 () Extract Natural Resources like sand or gravel or fill an area
 () Request for a G.S. 14-54 Location Approval (gen. repairer, used car or new car dealer) ()
 Other _____

FACTS ABOUT LAND PROPOSED FOR USE

Landowner: Linda Rzas Location: 46 Dorothy Drive, Mdtn, CT 06457
 Name of Subdivision (if any): _____
 Zone RPZ Tax ID# 10202 Tax Assessor's Map 37 Lot 0303
 Is this project within 500' of a Municipal Boundary? Yes _____ No X
 Is this project located in a FEMA 100 or 500 year flood plain? Yes X AE No _____
 Utilities Available: City Water (X); Private Well (); City Sewer (X); Private Septic ()

DESIGN REVIEW BOARD STAFF*

DATE OF REVIEW/APPROVAL

- () PERMIT NOT REQUIRED
 () ADMINISTRATIVE APPROVAL
 () IWWA REVIEW REQUESTED
 () IWWA PERMIT REQUIRED

SIGNATURE OF IWWA STAFF

_____ Meets Zoning Requirements

ZONING ENFORCEMENT OFFICER
 DATE OF APPROVED PLANS

SIGNATURE OF APPLICANT/AGENT**

SIGNATURE OF OWNER**

**Both signatures required. I certify that the above information and plans submitted are true and correct, and that, if required, an application for an Inland/Wetlands permit has been filed before or on the same day as the filing of this application with the P&Z Commission.

*Signature by the Design Review Board Staff is required for all designs for exterior rehabilitation or new construction in the business zones.

Received \$ _____ by _____ check # _____

INITIAL APPLICATION FOR LAND USE

Doc ID: 00083680002 Type: LAM
BK 1828 Pg 688-689

After recording return to:
Linda Rzasz
46 Dorothy Drive
Middletown, CT 06457

QUIT CLAIM DEED

To all People to Whom these Presents shall Come, Greeting:

KNOW ALL MEN BY THESE PRESENTS,

THAT I, JOHN B. RZASA of the City of Middletown, County of Middlesex and State of Connecticut, for ONE (\$1.00) DOLLAR and other good and valuable consideration, grant to LINDA G. RZASA, of the City of Middletown, County of Middlesex and State of Connecticut, with QUIT-CLAIM COVENANTS, the following described real Property, commonly known as 46 Dorothy Drive, Middletown, Connecticut.

SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF

Dated at Middletown, Connecticut, this 17th day of October, 2014.

Witnessed by:

Michele S. Mulligan
Michele S. Mulligan

John B. Rzasz
John B. Rzasz

Barbara Planeta
Barbara Planeta

STATE OF CONNECTICUT)

) ss. Middletown
COUNTY OF MIDDLESEX)

October 17, 2014

The foregoing instrument was acknowledged before me on the above date by JOHN B. RZASA.

NO CONVEYANCE TAX COLLECTED

Linda Rzasz
TOWN CLERK OF MIDDLETOWN

Daniel B. Ryan
Commissioner of the Superior Court

POOR
ORIGINAL

SCHEDULE A

A certain piece or parcel of land with all buildings and improvements thereon, situated on the Easterly side of Dorothy Drive in the Town of Middletown, County of Middletown and State of Connecticut, shown and designated on a map entitled, "M & N BLDG. CORPORATION PLOT PLAN LOTS 382 & 383 & SECTION OF ABANDONED DEERFIELD AVE. ARCADIA DEVELOPMENT MIDDLETOWN CONN. SCALE 1" = 20' OCT. 1970 C. A. CAMPBELL ENG.", which map is on file in the Middletown Town Clerk's Office to which map reference is hereby made and may be had for a more particular description and location of said premises, bounded and described as follows:

NORTHERLY: by other land of M & N Building Corp., as shown on said map, 100 feet;

EASTERLY: by the westerly side of Rusco Pond, as shown on said map;

SOUTHERLY: by land of Louis Carta, as shown on said map, 142 feet; and

WESTERLY: by the easterly side of Dorothy Drive, as shown on said map, 90 feet.

The southerly portion of said premises are subject to a Declaration of Restrictions and Covenants on file in the Middletown Land Records and dated June 15, 1966, and recorded in Volume 348, Page 173, of the Middletown Land Records.

Being the same premises as conveyed to the Grantor herein by Warranty Deed from Paul V. Linares and Kathleen S. Linares dated September 13, 1977 and recorded in Volume 494, Page 210 of the Middletown Land Records.

Received for Record at Middletown, CT
On 10/30/2014 At 2:08:40 pm

Paul V. Linares







